



**Saunders
Boston
Architects**

South Holland Extra Care

Design and Access Statement

South Holland District Council

Job Number; 2066

Date; May 2024

for

South Holland Extra Care

at

Castle Swimming Pool, Spalding, PE11 1QF

on behalf of

South Holland District Council

QA

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Design and Access Statement

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1.0 INTRODUCTION

South Holland District Council (SHDC) instigated a review of leisure provision initially in 2019, which was completed post Covid pandemic in 2022, due to the age and deteriorating state of the existing site of Castle Sport Complex and Swimming Pool. The facility was opened in 1974.

Whilst Castle Sports Complex was reported to be structurally sound in 2014 it is extremely inefficient and costly to run (particularly considering increasing energy tariff).

The condition survey for Castle Sports Complex and Swimming Pool highlights maintenance, repair and redecorating costs required, the sports centre ceilings, floors, stairs, external walls, windows and for the swimming pool installing an external DDA compliant lift together with re-surfacing and decorating the existing ramp. The swimming pool also requires overall mechanical and electrical work. It is recognised that the key components and plant room parts required can no longer be replaced. Costs are exacerbated by the fact that the site is split across two sites, making overheads, and staffing costly. The leisure centre itself is inflexible in terms of changes to current leisure trends and sports provision.

Since this work commenced, the Council has been considering options of replacing or re-developing the complex.

The Council's leisure facilities are owned by the Council and managed by Parkwood Leisure on a short-term contract.

Following the initial report, a thorough design process was undertaken, and a wider team of specialists have been involved. The brief has developed to suit both community and specialist feedback and incorporates an extension to the existing leisure centre to form a new Health and Wellbeing Hub (H&WH) to provide further sport, activity, and wellbeing facilities.

The 2022 round 2 Levelling Up Fund presented the Council opportunity to consider the whole site more holistically and the concept of a district-wide Health and Wellbeing Hub with a new Extra Care scheme was developed through further consultation. In October 2023, the Levelling up Funding was awarded.

This report illustrates the work undertaken to investigate how the site of the existing swimming pool can be best developed to provide a new Extra Care scheme while also sensitively enhancing the local area in the process and integrating with the wider masterplan containing the proposed new Health & Well Being Hub.

The submission is for **Outline Planning Consent** for the Principle of Development with all matters reserved for future approval. However, to help assess the proposal we have submitted an illustrative Building Heights Parameter Plan showing a proposed maximum height.

The following drawings have been submitted by Saunders Boston Architects in support of this application;

- 2066-SBA-XX-00-DR-A-0101 Existing Site Location Plan
- 2066-SBA-XX-00-DR-A-0102 Existing Topographical Survey
- 2066-SBA-XX-00-DR-A-0503(F) Indicative Proposed Site Plan
- 2066-SBA-XX-00-DR-A-0504(C) Indicative Ground Floor
- 2066-SBA-XX-01-DR-A-0505(C) Indicative First Floor
- 2066-SBA-XX-02-DR-A-0506(C) Indicative Second Floor
- 2066-SBA-XX-03-DR-A-0507(C) Indicative Third Floor
- 2066-SBA-XX-RF-DR-A-0508(A) Indicative Roof Plan
- 2066-SBA-XX-ZZ-DR-A-0509 Indicative Building Heights Parameter Plan
- 2066-SBA-XX-ZZ-DR-A-0519 Site Sections - Sheet 01
- 2066-SBA-XX-ZZ-DR-A-0520 Site Sections - Sheet 02
- 2066-SBA-XX-ZZ-DR-A-0521(A) Indicative Site Elevations
- 2066-SBA-XX-ZZ-DR-A-0522(A) Indicative Site View – Pinchbeck Road
- 2066-SBA-XX-ZZ-DR-A-0523 Indicative Site View – Eastern Corner
- M00514-SBA-00-00-DR-A-0103 (P03) Indicative Masterplan
- M00514-SBA-00-00-DR-A-0105 (P03) Site Phasing Plan

2.0 IDENTIFICATION OF NEED

2.1 STATEMENT OF NEED

For the Statement of Need please refer to the separate Planning Statement prepared by JEH Planning.

2.2 THE BRIEF

To design a modern, energy efficient extra care housing scheme, in this version, comprising of 62 apartments with associated communal and staff facilities, parking and garden spaces, on the site of the existing Castle Swimming Pool, Spalding.

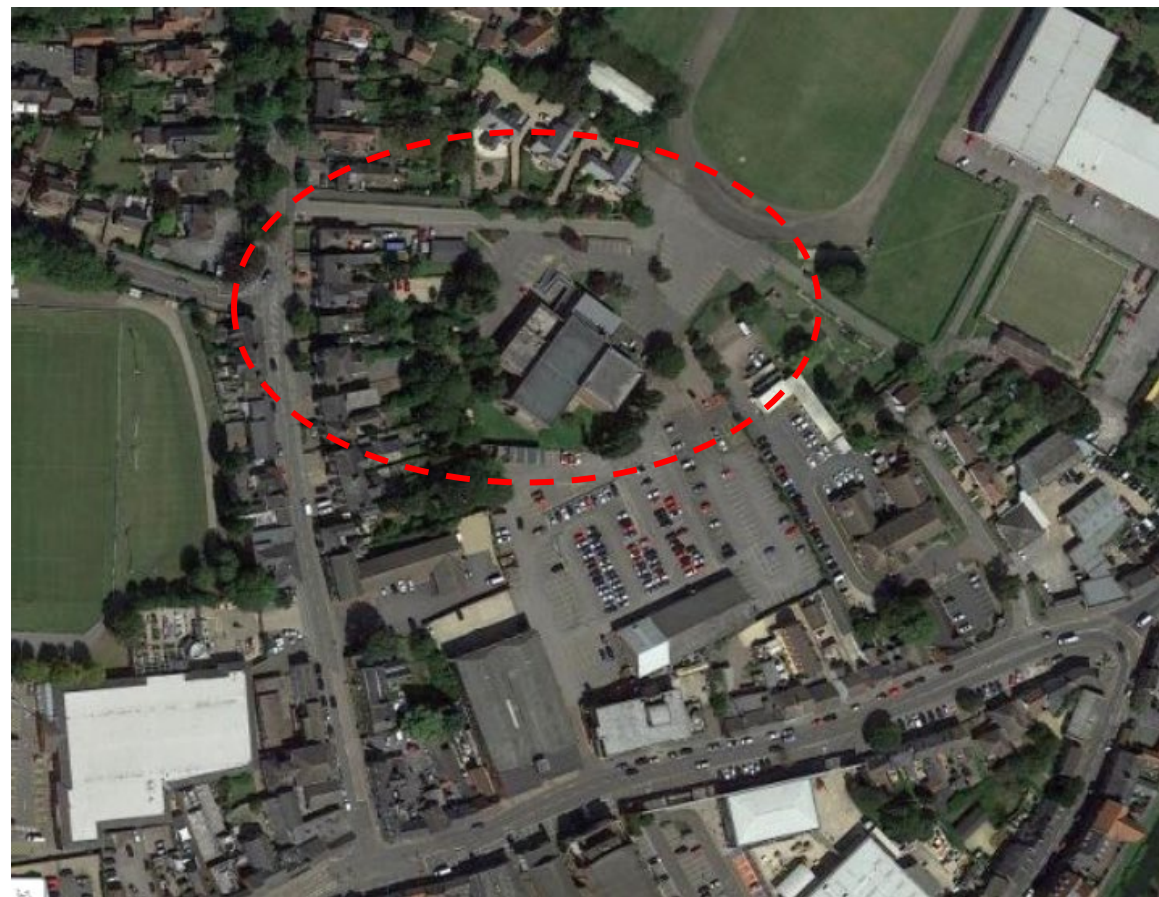
The principle of the development is based on research of other facilities that clearly shows that people retain their skills longest when they are living in an environment and share in a culture which respects and promotes independence. The scheme has been designed to provide residents with the opportunity to remain active and independent within a safe, comfortable and secure environment.

3.0 SITE LOCATION AND ANALYSIS

3.1 SITE LOCATION

The proposed Extra Care scheme is situated to the north of the town centre of Spalding at the site of the existing Castle Swimming Pool.

The site is irregular in shape, covering a total area of approximately 9429.5m²/0.94 hectares. The area includes the site of the existing swimming pool building, some existing car parking, an existing outdoor play area, the South Lincs Competitive Swimming Club (SLCSC) clubhouse, and the approach road to the west leading from Pinchbeck Road.



Approximate site location highlighted in red

Site analysis looking at all of the following aspects of the site has been undertaken:

- Site Massing
- Vehicular Access and Pedestrian Movement
- Site Boundaries
- Orientation
- Landscape

This information was used to develop the design and in particular the location of the building and its relationship to the site.

3.2 SITE MASSING

The existing Castle Swimming Pool complex ranges in height from 2 to 4 stories and is positioned in an artificial hollow on the site, which was probably formed to partially sink the floor of the existing swimming pool.

A large ramped and stepped approach dominate the front of the building and provide pedestrian access into the facility.

The western side of the complex is 3 storeys in height, which then steps up to 4 storeys on the eastern side.



View of the front of the existing swimming pool

3.3 VEHICULAR ACCESS AND PEDESTRIAN MOVEMENT

There is only a single point of vehicle access into the site which is via the access road to the west of the site which connects into Pinchbeck Road.

Although the site can currently be accessed by a footway from Pinchbeck Road this does not extend much beyond where the current SLCSC clubhouse is situated.

The site can also be accessed by pedestrians via the neighbouring Castle Sports Centre Complex. Other informal pedestrian entry points into the site exist on its south eastern boundary.

3.4 SITE BOUNDARIES

The northern side of the site is generally open to the existing Castle Sports Complex, with people free to cross the front of the site from east to west.

The site is also partially open to the south eastern boundary which allows informal access to the centre of Spalding through a private car park.

The eastern edge of the site wraps around the back of the Police Station, which has a secure fenced enclosure.

The southern and western boundaries of the site are generally secured by fences and mature vegetation.

3.5 ORIENTATION

The main drivers for the orientation of the new Extra Care scheme will be its position relative to the existing buildings surrounding the site, its visibility with regards to frontage to the wider proposed masterplan and site access, and the passage of the sun, to ensure outside spaces benefit from good levels of natural light.

3.6 LANDSCAPE

There are a number of established trees along the southern and south eastern boundaries of the proposed site. Maintaining root protection areas for these trees will be important for the landscape proposals and the siting of the building. Starting with a mostly clear plot, the landscape proposal should incorporate hard and soft elements, providing parking, flood resilience, SuDS features, safe pedestrian access, improving site biodiversity and providing visual interest to the proposal.

There is a gentle fall across the front of the proposed site from west to east which will need to be incorporated into the landscape and building design. As mentioned above, the existing building also sits within an artificial hollow with levels reduced around the footprint of the existing pool before rising again towards the site boundaries.



View of rear of existing Swimming Pool and trees along the western and south eastern boundaries.

4.0 STAKEHOLDER CONSULTATION

Please refer to the Statement of Community Involvement (May 2024) prepared by JEH Planning for a comprehensive breakdown of all consultation, from the initial consultation in 2012 through to the consultation completed in March of this year as part of this planning application.

4.1 EXTERNAL STAKEHOLDERS

Pre-Planning Advice has been received from the Local Authority. Details of the feedback are presented in Statement of Community Involvement included as part of this Planning Application.

4.2 PUBLIC CONSULTATION

Public Consultation took place for the LUF Bid which included some initial proposals for the Extra Care scheme.

4.3 LOCAL PLANNING POLICY

Development management and new development design relevant policies

Southeast Lincolnshire Local Plan 2011-2036 Policy 2: Development Management Policy 3: Design of New Development.

National Policy – The National Planning Policy Framework (NPPF) Section 2: Achieving sustainable development. Section 6: Building a strong, competitive economy. Section 12: Achieving well-designed places.

Policy Extract Policy 2: Development Management Proposals requiring planning permission for development will be permitted provided that sustainable development considerations are met, specifically in relation to:

- size, scale, layout, density and impact on the amenity, trees, character and appearance of the area and the relationship to existing development and land uses.
- quality of design and orientation.
- maximising the use of sustainable materials and resources.
- access and vehicle generation levels.
- the capacity of existing community services and infrastructure.
- impact upon neighbouring land uses by reason of noise, odour, disturbance, or visual intrusion.
- sustainable drainage and flood risk.
- impact or enhancement for areas of natural habitats and historical buildings and heritage assets; and
- impact on the potential loss of sand and gravel mineral resources.

Policy 3: Design of New Development All development will create distinctive places using high quality and inclusive design and layout and, where appropriate, make innovative use of local traditional styles and materials. Design which is inappropriate to the local area, or which fails to maximise opportunities for

improving the character and quality of an area, will not be acceptable. Development proposals will demonstrate how the following issues, where they are relevant to the proposal, will be secured:

- the lighting of public places.
- ensuring public spaces are accessible to all.
- residential amenity.
- the mitigation of flood risk through flood-resistant and flood-resilient design and sustainable drainage systems (SuDS)

Please refer to JEH Planning Statement for a full and comprehensive review of planning policy and how the proposal is designed in line with policy.

5.0 THE LUF BID

In 2022, South Holland District Council submitted a bid to the Government's Levelling Up Fund to assist with the development of a Health and Wellbeing Hub and to facilitate the development of an Extra Care scheme, to serve the needs of the wider South Holland community.

The council received £20 million of Government investment to address the health and wellbeing in South Holland to be achieved through the provision of improved sport, recreation, leisure, health and wellbeing services and specialist Extra Care housing.

The Overarching goal for the Castle Sports Centre and Swimming Pool site was to:

- Remodel the Castle Sport Complex site to create a 'health and wellbeing hub' – a facility that meets a wide range of health and wellbeing needs, not simply leisure provision.
- Improve physical health, mental health, leisure, sport, recreation and wellbeing.
- Significantly update and enhance the leisure provision – a modern leisure, sports and recreation offer – better quality, higher energy efficiency – to increase participation and town centre football
- Move the 'wet-side' to the 'dry-side', to bring services together.
- Explore complementary development opportunities for the 'wet-side' site that can bring match funding investment e.g. Extra Care housing.
- Investment in the outdoor space e.g. artificial football pitch, cycle connectivity, play space, sensory and fitness trails, community garden / green space.
- Create space for the co-location of other 'health and wellbeing' facilities e.g. non-clinical health space, expansion of community space.
- Overarching aim - to offer community facilities and infrastructure that can meet the growing needs of the district, and improve health and wellbeing.

Wider Proposal

- 'Health and Wellbeing Hub' building – part new build / part refurb and reconfigure
- [Demolition of the wet side site to create opportunity to unlock regeneration e.g. Extra Care housing](#)
- Floodlit artificial football pitch and 'informal outdoor games area'
- New cycle and jogging trail
- New and expanded outdoor play provision
- Community café
- Community garden and allotment
- The creation of new cycle way to link Pinchbeck Road to Albion Street
- Investment in existing cycleway to improve access through the site



Sketch visual of the wider proposal used within the LUF bid submission

The LUF bid included the following facilities:

The Health & Wellbeing Hub

- 25m six lane main pool
- 20m learner pool
- ‘Splash pad’ – shallow water area aimed at educational and fun activities, for young children
- Climbing and play zone
- 3 court sports hall.
- 100 station, four zone fitness suite.
- Two sprung floor studios
- Separate changing facilities for indoor and outdoor uses
- Entrance lobby and café, open to the public
- Indoor bowls – retained, but re-clad to give higher thermal performance and air tightness
- Non-clinical community health and wellbeing space
- To co-locate wider wellbeing services alongside leisure, sport and recreation offer
- Services for mental health, dementia support, diabetes etc.
- Two multi-use community rooms – suitable for use by charities and/or the primary care network
- Eight individual consultation rooms
- Designed in partnership with:
 - o NHS Lincolnshire
 - o Local Primary Care Network
 - o Lincolnshire CVS
 - o Local health and wellbeing charities

Preparation of the existing swimming pool site for redevelopment

- The Bid included a commitment to costs to demolish and release the wet-site for redevelopment
- Bid did not seek funding for capital cost to redevelop the site
- The Bid showed the site as a 62 apartment Extra-care Housing scheme
- Highly complementary offer, alongside the Health and Wellbeing Hub

Partner Support that was Secured for the LUF Bid

Sir John Hayes MP
Marc Jones PCC
Boston College
University of Lincoln
NHS Lincolnshire
Lace Housing
The Football Foundation
Lincolnshire FA
Spalding United Youth FC
Lincs Community and Voluntary Services
Bakkavor
Freshlinc
Duncan and Toplis
Transported Arts
Lincolnshire County Council
Community Safety Partnership
Active Lincolnshire

Tonic Health
Beechfield Medical
Munro Medical



Sketch visual of Health & Wellbeing Hub as part of the LUF Bid



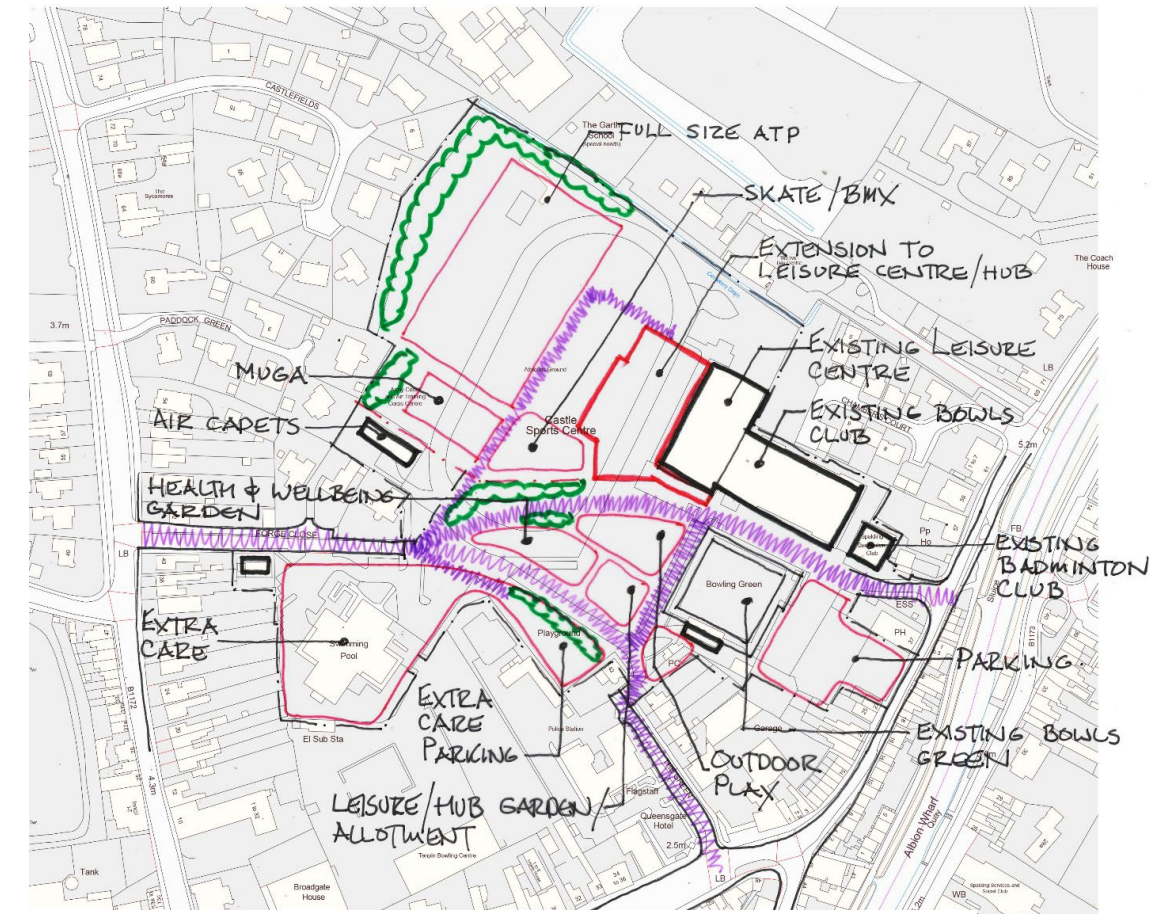
Sketch visual of Extra Care as part of the LUF Bid

6.0 THE MASTERPLAN

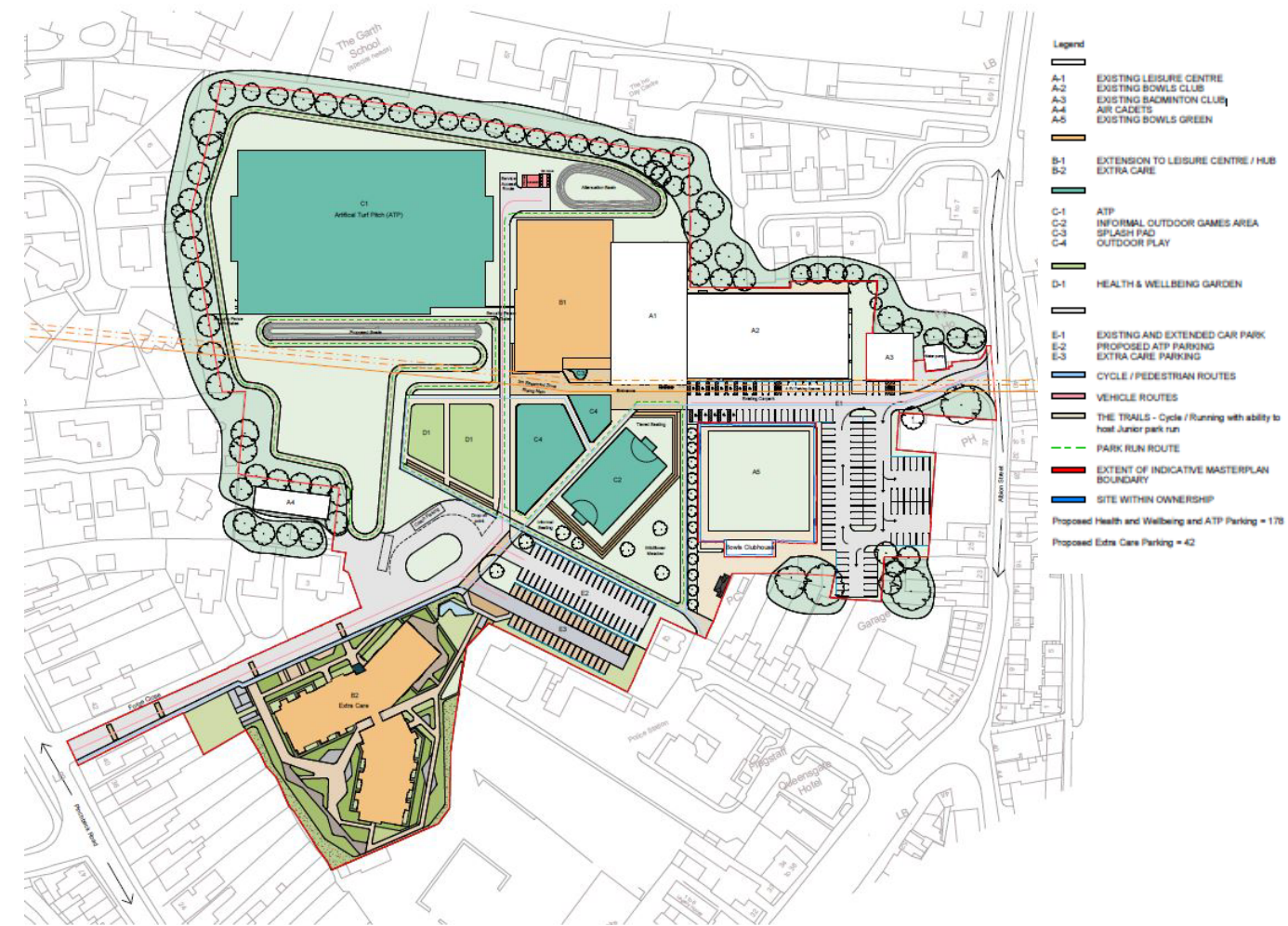
The master planning for this site does not stop at the physical boundary, but extends into Spalding and the wider community. The site itself sits on the northern fringe of the Town Centre and currently accommodates a variety of indoor and outdoor sports facilities spread between a number of buildings with limited integration.

The aim is to extend the true Town Centre by integrating this site and offering an increased range of complimentary facilities and opportunities to meet health and wellbeing outputs. The site would see a new Health and Wellbeing Hub constructed on the side of the existing Castle Sports Centre and an Extra Care residential project on the site of the existing swimming pool

Infrastructure – The site is currently split with the existing swimming pool being accessed from Pinchbeck Road in the west and the dry sports from Albion Street to the east. This scheme will see a network of cycle and pedestrian routes created across the site that will join up with the existing Town Centre but will also extend the network across to the Spalding Academy. The new Health and Wellbeing Hub will be mainly accessed from Albion Road, the new Extra Care scheme and service strategy for the H&WH will come off Pinchbeck Road. This arrangement will leave a completely pedestrian zone in the centre of site with a cycle lane to the south connecting the existing cycle network. The extension of the town centre pedestrian routes and the cycle links and a new cycle hub will encourage the community to use alternative more sustainable means of accessing the facilities.



Sketch visual of initial masterplan layout within the LUF bid



Sketch visual of wider masterplan

Health and Wellbeing Hub (H&WH) – Health, Wellbeing, Sport and Leisure facilities all under one roof. The building will be the anchor for the site providing links and support facilities to the clubs and community that use the whole site. The building will have the ability to open up in the warmer months to the park amalgamating the indoor and outdoor space

Outdoor Sports Facilities – This scheme is designed to promote health and wellbeing for all members of the community irrespective of the age, ability or background. In order to achieve this, the facilities need to be varied to reflect the interests and cultures in the area. An Artificial Turf Pitch and an Informal Outdoor Games Area provide opportunities for football, netball, tennis, hockey and basketball, activities that appeal to a wide range of the community. Both of these pitches will be floodlit allowing maximum access to the community, especially those unable to access facilities during the working day.

Outdoor Wellbeing Facilities – For facilities to be successful they need to create a community around them. The café within the H&WH opens up and spills out to the outdoor areas that include a play park and community garden. The play park encourages parents to introduce their children to physical activity at a young age whilst they can meet at the Café. The Community Garden is a place of tranquillity and relaxation in the landscaped surrounding and links the H&WH with the proposed Extra Care housing within the site.

Extra Care Housing – The existing swimming pool will be demolished once the new one is operational and this will release the site for Extra Care housing. In the version presented, the access off Pinchbeck Road will lead to a scheme of 62 Extra Care apartments that are designed to enhance independent living for a variety of age groups and abilities within the community. The Extra Care housing overlooks the park setting and has its own dedicated and enclosed south facing garden. The Extra Care housing is located to form a gateway into the park, but links with the serenity garden and the facilities within the Health and Wellbeing Hub which can support both mental and physical fitness.

Surrounding facilities – Within the site there are multiple existing clubs and organisations representing both sport, community and health. A number of these organisations have their own premises, such as Badminton and Bowls. The H&WH provides expanded facilities for them and the opportunity to further integrate with neighbouring organisation

Town Centre – The redevelopment of this site will provide a hub for health, fitness and wellbeing in South Holland that will be complimentary with the existing facilities within the Town Centre. The new pedestrian and cycling links will make this site part of the new expanded town centre and bring additional vibrancy to the area.



Sketch visual of Informal Outdoor Games Area



3G Artificial Grass Pitch



Informal Outdoor Games Area



Outdoor Play



Splash Pad



Community Garden



Park Run

7.0 EXTRA CARE SITE DESIGN

7.1 USE

The application comprises, in this version, the construction of 62 1 and 2 bedroom Extra Care apartments and associated facilities on the site of the existing swimming pool, which is proposed to be demolished under the proposals for the new Health & Wellbeing Hub. Based on a net development site area of 0.94 Hectares this would provide a density of 66 units / hectare.

The application proposes a mix of apartments which could be available through a variety of affordable tenures (shared ownership and/or affordable rent).

All of the apartments, communal facilities and staff areas would be contained in a single building, with the associated parking located within the grounds.

7.2 LAYOUT AND SCALE

The development parcel associated with this application sits at the south western edge of the wider proposed masterplan for the Castle Sports Centre development, and occupies the site of the existing swimming pool, some parking bays and an existing outdoor play space.

The apartment building is arranged to positively address the access road to the north of the site, which leads from Pinchbeck Road, and look outwards towards the new redeveloped leisure centre and gardens located to the north east of the site. The site occupies a prominent gateway location within the wider development so the plan has been arranged to locate the main communal facilities on the eastern corner to bring life and activity to the end of the new pedestrian route which is proposed to cross the site.

The footprint of the main building is positioned so that it actively engages with the street and allows a good buffer of green landscaping to separate the apartments from the footpath and other boundaries in order to preserve privacy for residents. The building is also positioned to avoid any encroachment into the root protection areas of the existing mature trees on the western and south eastern boundary.

Pedestrian access to the site parcel is from the north of the apartment building, with some accessible parking bays and drop off area located to the front. The entrance foyer at the centre of the building allows for pedestrian access from the north and is emphasized by its location at a kink in the building footprint.

The vast majority of the associated parking is located to the east on the other side of the Police Station. This arrangement ensures that most of the parking is hidden by the built form of the building on the western approach and kept clear of the main access road which serves the western side of the wider site.

The scale and arrangement of the building has been carefully considered in relation to the existing houses along Pinchbeck Road and its relationship to the wider proposed masterplan.

In general terms the eastern corner of the building, which houses the main communal and staff facilities, is designed as 4 stories so the highest part of the building is furthest from the existing houses and the focal point is closest to the centre of the overall masterplan. The building then steps down to 3 stories as it extends west and south towards these boundaries. Where the apartment building is closest to the western boundary it presents a slightly lower stair core so that it doesn't appear over dominant when viewed from Pinchbeck Road.

A series of residents' gardens and footpaths are provided around the building to provide a variety of external spaces for residents to enjoy and to encourage activity. A large residents patio area, garden and pond are provided on the eastern corner so that these spaces enjoy a positive aspect across the rest of the new gardens and grounds created as part of the Health & Well Being Hub development.



Indicative Proposed Site Plan

7.2 LAYOUT AND SCALE – Indicative Visual of Eastern Corner



7.2 LAYOUT AND SCALE – Indicative Elevations



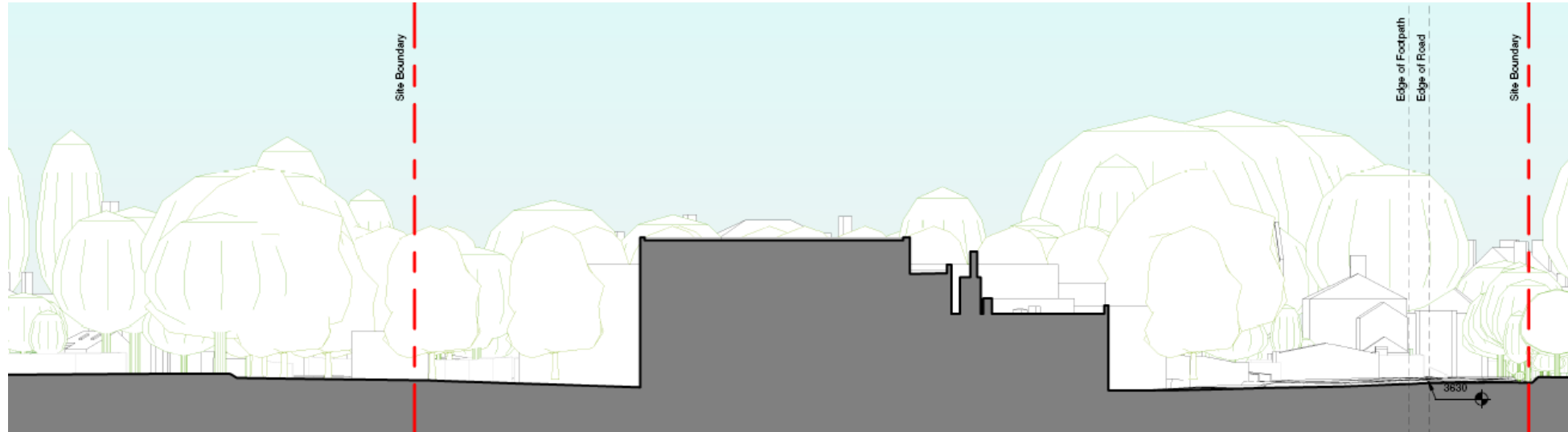
EC Indicative Site Elevation - Front
(North Elevation)



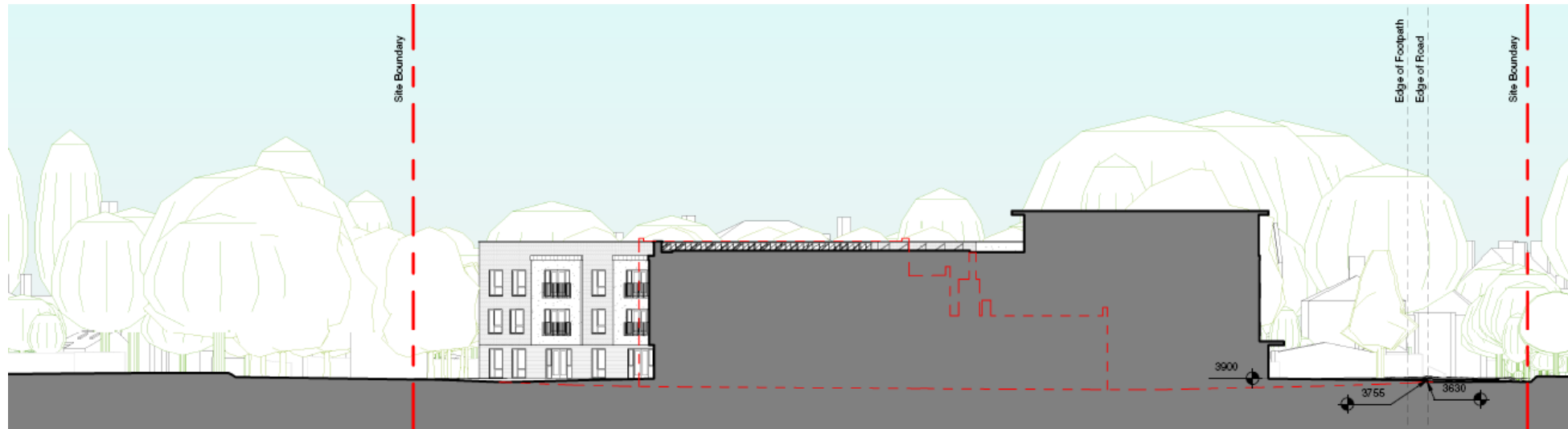
EC Indicative Site Elevation - Eastern Gable

Indicative Elevations – The elevations show how the building could be designed to rise up from 3 storeys to the west and up to a maximum of 4 storeys towards the east; with a strong feature on the corner to address the new Health & Well Being Hub. The main communal spaces within could be positioned on the eastern corner to bring activity and surveillance to the new route crossing the site. This could be further enhanced by the incorporation of a Residents Lounge to the top floor which would benefit from distant views across the site.

7.2 LAYOUT AND SCALE – Sections



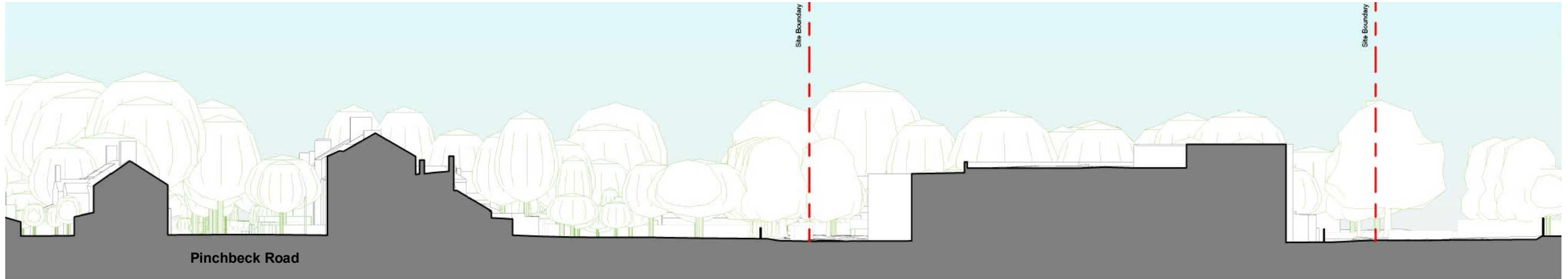
EC Site Section 01 - Existing
(Looking West)



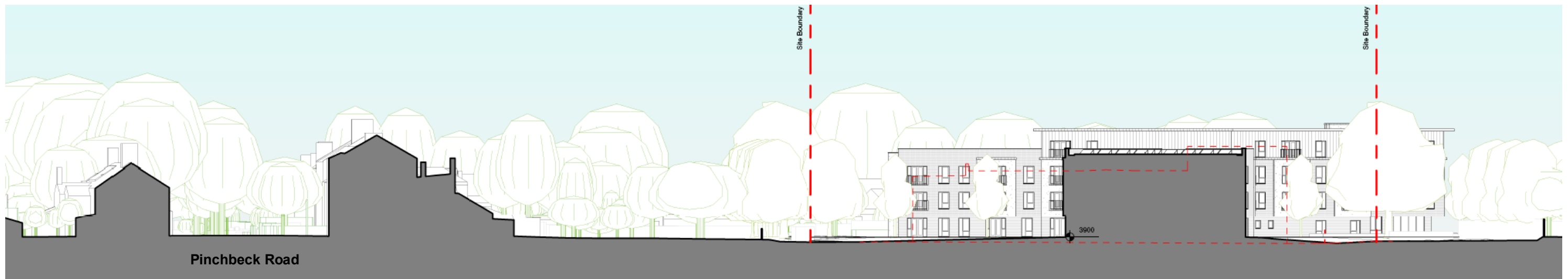
EC Site Section 01 - Indicative Proposed
(Looking West)

Indicative Sections – The sections above are taken on a north south axis through the site. They indicate how the existing Swimming Pool is sunk down locally into the landform to create an artificial hollow. The proposed building would need to have a ground floor level of 3.9 AOD in order to satisfy the Flood Risk Assessment. If a new footway was constructed to the north of the site the required floor level would only require an increase in height of 145mm from the back of the new pavement.

7.2 LAYOUT AND SCALE – Sections



EC Site Section 02 - Existing
(Looking North)



EC Site Section 02 - Indicative Proposed
(Looking North)

Scale 1:250

Indicative Sections – The sections above are taken on an east west axis through the site. They indicate how the existing Swimming Pool relates to the existing properties along Pinchbeck Road and its relative height. The indicative proposed section indicates how a new Extra Care development of up to 4 storeys could be positioned on the site to move the main mass of the building at this location further away from the boundary.

7.3 SITE ACCESS

The design has been developed to allow all possible users to access the site easily and in a safe manner.

The only vehicular site access is via the existing access road which connects into Pinchbeck Road to the west.

As part of the master plan for the site, a new 1.6m wide footpath would be constructed to the south of the access road; extending it beyond its current termination point outside of the existing SLCS clubhouse so that safe pedestrian access can be provided to the redeveloped Health and Wellbeing Hub.

The access road extends past the main part of the Extra Care parcel to provide access to the associated parking area on the other side of the Police Station. A pedestrian path would be provided from the parking area to connect into the new footpath to be constructed to the south of the access road.

The main entrance into the Extra Care building has been positioned centrally on the plan where the building turns to address the main route through the masterplan. An approach path has been provided which extends directly north from the entrance, together with some additional routes which branch out to the west and east.

A Drop Off point has been indicated to the front of the building and a separate delivery bay has been shown near the entrance to the parking area. Both of these features will help to avoid waiting vehicles from blocking the access route into the site. An emergency access route is also proposed to enable emergency vehicles to reach the rear of the main building. All of these areas have been subject to tracking studies undertaken by BWB Consulting and the associated drawings are located within the Transport Statement.

A range of contrasting block paving has been used as surfacing to the drop off, delivery bay and private parking bays to prevent the development from getting over dominated by black tarmac, and also to clearly define the parking for the Extra Care scheme from that of the neighboring leisure centre parking.

Although there is currently informal pedestrian access into the site from the south eastern boundary; this has been closed off in the proposals for the following reasons;

- **Security** – Feedback during the planning consultation process has included a need to consider the security of the wider site and to avoid any informal entry/exit points. Porous poorly surveyed boundaries can lead to an increase in crime and are not consistent with the recommendations of Secured By Design. Bringing an informal entry into or through the EC parcel via an unlit parking area owned by a 3rd party would decrease the security of future residents and increase the likelihood of crime to both persons and property.
- **Safety** – The provision of an entry/exit point on the southern EC boundary could encourage residents to use this route when accessing amenities within the town. Any route would however lead into a trafficked parking area which does not have designated footways or separation between pedestrians and vehicles. This would therefore increase the risk of accidents between residents and vehicles. A new footway to the south of the western approach road into the site will instead provide a safe and segregated route for residents to access Pinchbeck Road, and from there the surrounding amenities. Alternatively, residents could access Westlode Street via the new footpath which is being provided within the masterplan and which connects into the top of The Green.

- **Saleability** – Any pedestrian route from the southern boundary would bisect the area of land available for the building and the associated parking area. This would limit the desirability of the site for Extra Care providers as it will be harder to manage the security of residents, harder to manage any restrictions on access to the parking area, make the maintenance of the grounds more complex; and add to the cost and complexity of the construction of the development.

7.4 TRANSPORT & CAR PARKING

A Transport Statement (Ref: SHH-BWB-GEN-XX-RP-TR-0004) has been prepared by BWB Consulting to consider the transport planning policies which are relevant to the proposed application. A copy of this report has been submitted with the application.

The purpose of the Transport Statement is to assess the suitability of the site in transport and parking terms to accommodate the proposed development, and the implications for parking and travel demand.

The statement includes an examination of the surrounding area in terms of the availability of local amenities, and the opportunities for future occupiers, staff and visitors to travel to and from the site to a range of day-to-day services and destinations, and travel to work or for visiting residents, by non-car modes.

The Extra Care scheme has a total of 42no parking spaces, which is in excess of the minimum parking provision required under the SE Lincolnshire Local Plan. Out of the 42no in total, 4no will be designed as accessible parking bays; equating to around 10% of the total provision.

The parking areas have been carefully integrated into the site layout so that sufficient capacity is provided without over dominating the street scene. A combination of retained trees, new trees and changes to surface finishes have been utilised to minimise the impact of parking on the feel of the development.

5no cycle parking spaces will be provided next to the main entrance into the apartment block to satisfy local planning policy and encourage residents to use sustainable modes of transport.

A large secure buggy store with recharging points could also be located inside the apartment building next to the main entrance - giving direct access to the pedestrian link into the wider development.

A Travel Plan (Ref: SHH-BWB-GEN-XX-RP-TR-0006) has also been prepared by BWB Consulting to outline the proposed targets and measures aimed at managing and reducing car travel for users of the development through the promotion of sustainable alternatives which could be implemented for the scheme.

7.5 HERITAGE

A Heritage Impact Assessment (Ref: 2520887.1) has been prepared by Marrons to consider the potential impact of the proposed development on the neighboring Spalding Conservation Area.

The report concludes that the '**works will have a neutral impact on the character and appearance of the Spalding Conservation Area, both directly and with regard to the contribution of its setting**'.

A copy of this report has been submitted with the application.

7.6 FLOOD RISK & DRAINAGE STRATEGY

A Flood Risk Assessment and a Drainage Statement have been prepared by Engenuiti and a copy of these reports are included with this application.

Flood Risk

The site is located within 'Flood Zone 3a and benefits from flood defences' on the Governments Flood Map for Planning website and therefore a Flood Risk Assessment is required to satisfy local list requirements.

The risk from Flood Sources and the proposed Mitigation Measures are shown below;

Source	Risk	Mitigation
Flood Zone	Flood Zone 3a and benefits from flood defences.	-
River and Sea	Low risk from the River Welland due to flood defences, high residual risk if defences fail or are breached.	FFLs to be set 1m above the existing lowest point of 2.9m AOD. Flood resilient construction 300mm above predicted flood depth. Flood warning system.
Ordinary Watercourses	Low risk.	None required.
Surface Water	Ares of high risk at the lowest point of the existing car park and medium to low risk around existing building.	Levels to fall away from proposed building. Surface water strategy to be produced to follow SuDS Hierarchy and restrict runoff to greenfield rates.
Reservoirs	Low risk.	None required.
Groundwater	Medium based on knowledge of the area.	None required.
Sewers	Low risk.	Anti-backflow measures if required.
Other Artificial Sources	Low risk.	None required.

As the proposed use is considered 'more vulnerable' under the Flood Risk Vulnerability Classification a Sequential Test was undertaken to ensure that a sequential approach is adopted to steer new development to areas with the lowest probability of flooding. As there are no other suitable locations outside of Flood Zone 3a an Exception Test is required. A report covering both tests has been prepared by JEH Planning and a copy of the report has been submitted with this application.

FFLs must be set 1m above existing ground level with flood resilient construction to a height of 300mm above the predicted flood level. It was agreed that the existing ground level should be taken from the lowest point of 2.9mAOD. This requires the FFL of the proposed building to be set at 3.9mAOD.

A Flood Warning and Evacuation Plan is recommended for the proposed development for site users to follow in the event of flooding when the site is in use. If warning of a flood is received ahead of the event, site users should avoid the proposed development.

Consultation with the local authority's emergency planners on 10/05/24 confirmed the suitability of the strategy.

Drainage

Infiltration is not feasible due to high ground water levels therefore the proposed strategy is to convey surface water to the local drainage board water course to the north of the site. The discharge rate will be limited to Qbar greenfield rate of 1.10l/s for all storm events up to and including the 1 in 100 year +40% climate change event.

Due to the levels on site a surface water pump is required to convey flows to the watercourse. This will also act as the flow control.

Surface water run-off from roofs and paths will drain to a series of rain gardens and swales before discharging to a pond. The car parking area will drain through permeable paving into the sub-base storage. The outfalls from the permeable paving and pond will enter a pump chamber where they will be pumped at the greenfield run-off rate to discharge into the IDB watercourse north of the site. The additional attenuation required to restrict the discharge rate will be provided as a below ground geocellular tanks.



Image above shows the proposed Drainage Strategy.

7.7 WASTE STRATEGY

The apartment block has 2no communal refuse stores for the storage of all recyclable and non-recyclable waste for residents. They are accessed externally and are located on the western and eastern sides of the site so that they are conveniently located for all residents to access. Screening could be provided around both bin stores by close boarded fencing.

The resident Bin Storage areas would be designed to accommodate a sufficient storage capacity to comply with the local authority waste storage provision requirements.

The site layout has been designed to allow Local Authority refuse collection vehicles to pull up on the access road to access the western bin store, and collect from the eastern bin store by utilising the delivery bay at the entry to the parking area. Tracking drawings showing how the refuse truck and fire tender can turn within and around the site have been provided with this application within the Transport Statement.

In addition to the residents' bins there could also be a separate Kitchen bin store located near the residents' bins to the east of the site. Bins from this area would normally be collected by a private waste management service.



Image shows refuse vehicle tracking near delivery bay.



Image shows fire tender tracking within the garden area.

7.8 ECOLOGICAL ENHANCEMENTS

Please refer to the Preliminary Ecological Appraisal (PEA) Survey and BNG reports that were carried out by Estrada and are included as part of this application.

The proposed site plan includes the provision of private and communal gardens, areas of green landscaping, and new trees. Wildflower seed mixes could provide the communal green spaces with a range of plant species which are characteristic of traditional meadows. It is suggested that trees and shrubs are chosen to maximise the wildlife value of these areas and these could include native species. Such species will provide new habitat for invertebrate and bird species.

Where boundary fences are to be used around the western and southern boundaries then small gaps (around 12cm wide x 10cm tall) could be left in the fence panels/walls at ground level to allow amphibians and small mammals to move across the site.

Installation of bird boxes could also be undertaken on the building or trees (ideally integral – installed within the walls of the buildings). Bird boxes could target species of conservation concern such as starling, house sparrow, swift or house martin. Nest box designs for these specific birds are available and are provided with instructions for appropriate installation.

Consideration will also be given to the final lighting design to ensure that artificial lighting does not adversely affect wildlife either on or crossing the site.

7.9 ARBORICULTURAL IMPACT ASSESSMENT

An Arboricultural Impact Assessment has been prepared by Middlemarch and a copy of this report has been included as part of this Outline Application.

Most of the site is not within a Conservation Area so any proposed works to trees outside of the CA would not need to be approved in writing by the Local Planning Authority.

The Arboricultural Impact Assessment has been prepared in strict accordance with BS 5837 to provide sufficient information for the Local Planning Authority to consider the effect of the proposed development on local character from a tree perspective, and it includes an analysis of how retained trees will be affected by the development proposals.

A full schedule of the existing trees is provided within Appendix A of the Arboricultural Impact Assessment.

A key early consideration was how any new development on site could be accommodated with minimal impact on existing high category trees, or without having a detrimental effect on the benefit which the existing trees provide in the local area. The design has been developed to work around or accentuate these existing features where possible, with all of the existing trees to the western and south eastern boundary retained.

Under the proposals it is necessary to fell 4 low quality individual trees in order to facilitate development.

Overall 51no new high-quality trees and new hedging would be planted as part of the development in order to mitigate the loss of existing trees.

7.10 OPEN SPACE & LANDSCAPING

Public Realm & Landscape

The public realm and landscape have been designed to fulfil the following key design objectives:

- Streetscape – create an attractive street frontage along the Western Entrance Road, reflecting the materiality and character of the wider site.
- Existing Trees – protect and enhance the existing wildlife corridor to the boundary of the site.
- Amenity Scape – the development proposes both private terrace spaces and public areas at the heart of the development, to provide protected courtyard spaces for the residents moving out to a woodland walk around the building; with a patio and biodiverse garden leading off the main communal room.

Hard Landscape materials

A simple, robust palette of materials has been carefully selected based on the following parameters:

- Sustainability in relation to raw materials, origin and manufacturing processes
- Whole life selection approach (maintenance, robustness, value)
- Appropriateness and coherence with the wider South Holland H&WB site along the Western Entrance Road.

The main Communal Garden space will need to be a robust, block paving detail to facilitate fire tender access but the edges of this will be blurred with other materials such as larger unit blocks and permeable versions to ensure that the access will not read as a roadway. A composite deck boardwalk will be used in sections around the woodland walk to create a more informal edge with opportunities for raised edges to facilitate SuDS features bringing a variety of habitats close to the path.

A small textured permeable concrete paving unit suitable for vehicular traffic will be used in the areas for the loading bay and car park bays.

Soft Landscape & Trees

The public realm and landscape have been designed to fulfil the following key design objectives:

- A palette of ornamental shrubs and perennials will form attractive, fragrant and colourful areas for residents year-round. Throughout the scheme, planting species have been chosen to maximise the habitat for birds and insects, with a particular emphasis on bees.
- Within a secure garden environment, a series of spaces off a path will be provided with seating, pergolas, and arbours to create shade and a variety of meeting opportunities for residents and guests. Planting will provide for colour and texture throughout the year including a wide variety of trees, shrubs, perennials, and bulbs, with the opportunity for raised beds for use by the residents.
- Streetscape – create an attractive street frontage with a cohesive palette of planting that reflects the planting in the wider South Holland Health and Wellbeing Hub scheme, with more formal planting including clipped hedges and ornamental shrub and perennial species.
- Existing trees have been retained where possible and form a key element within the open spaces.
- Around the SuDS attenuation basin, the trees species will be more informal such as willow and birch within areas of wildflower and species rich grassland to enhance the biodiversity of the site.

Native shrub and wildflower turf is proposed to the site edges to enhance the retained existing tree groups that will be protected and integrated within the development. Over time this will create a rich tapestry of native and biodiverse planting to support the local wildlife and enhance the visual amenity.

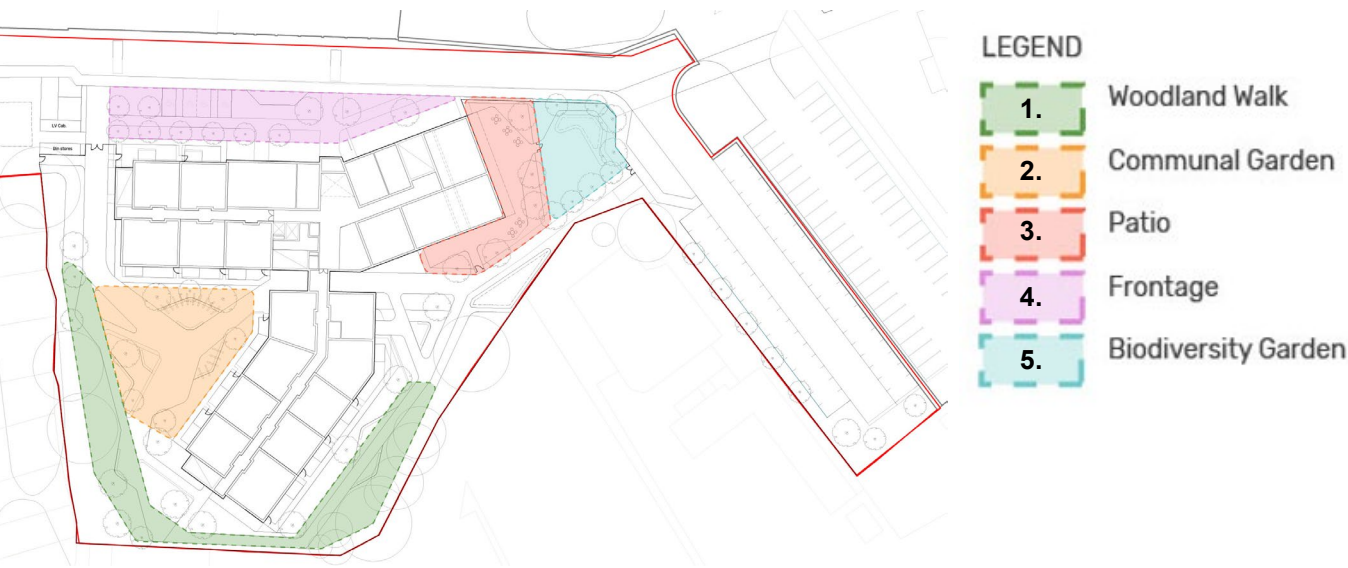


Image above and photos below show the proposed Landscape Character Areas.



Soft Landscape Management Objectives

- To ensure the successful establishment and long-term health of all landscape elements for the benefits of the wider community.
- To allow the local authority satisfaction that the area will be managed appropriately.
- To ensure best horticultural and health & safety practices at all times.
- To ensure that methods employed enhance and encourage wildlife, wherever possible.
- To identify defects as soon as possible in order to minimise any damage and rectify at the earliest opportunity.
- To ensure the establishment and future health of the planting areas.
- To understand the expectations of the required management and to give a point of contact if required.

Inclusive access

Level access will be provided around the site. Gradients within and around the site will be generally minimised. Regraded areas of public realm along the Western Entrance Road will be laid to acceptable paving cross-falls. Access to the development will be in line with approved Document M of the Building Regulations and the recommendations of British Standard 8300.



Image above shows the Illustrative Masterplan.

8.0 EXTRA CARE BUILDING DESIGN

8.1 FORM & LAYOUT

The apartments have been designed to have an arrival Foyer area at the centre of the scheme, with 3 wings of accommodation provided off this. The Foyer area would incorporate an entrance from the north to provide direct access to the surrounding existing amenities to the west, and the new Health & Wellbeing Hub and car parking to the east. The central foyer would also house a reception area which would control access into the building for non-residents.

The communal Residents Lounge and Dining are located on the eastern corner so that they provide a welcoming and distinctive feature when approaching the site from the rest of the Health & Wellbeing Hub; whilst also benefitting from views over the new Public Open Spaces created as part of the masterplan. These rooms could act as both a 'Warm' and 'Cold' zone for extreme weather events to provide respite to residents in exceptional situations. A pair of accessible WCs, a small Café area, the Kitchen, a Carers Office and the Managers Office are also located in this area.

A large Electric mobility scooter store has been provided within the building, located on the northern façade near the main entrance. An internal Plant Room and Laundry are also located on the ground floor.

The apartments themselves are arranged either side of central corridors with the units facing either north over the approach road or south, east and west over the new landscaped gardens at the centre of the scheme.

On the first floor an Assisted Bathroom is located central to the plan near the lifts so that it has good access to the apartments in each wing. This facility could provide either fully assisted bathing facilities or more of a relaxing bathing experience for residents. A Guest Suite and Hobby Room are provided directly above this on the second and third floors.

On the third floor another Residents Lounge and Terrace are provided to the eastern corner to provide distant views across the site and views into the new landscaped grounds of the Health & Wellbeing Hub.

The building form has been designed to respond sensitively to the existing residential properties to the west by a gradually rising in height as the mass moves away from the rear boundaries of the properties on Pinchbeck Road. The building is also shown finished with either a flat or parapet roof in order to avoid any additional height associated with providing a pitched roof. This solution could also allow for bi-diverse green roofs and PV arrays to be installed to boost biodiversity and lower demand for fossil fuels in the operation of the building.

The elevations propose a contemporary architectural language and variety of interest through the use of projecting bays to the upper floors, changes in material, and breaks in the solid form. The top floor is proposed to be clad in a copper effect cladding with a large roof overhang to finish the building with a light cap.

To highlight the main entrance and signify the central circulation zone a break in the brickwork is shown with the cladding then dressing down to the ground floor. The front entrance would also be emphasised with a projecting canopy to clearly identify the entrance.



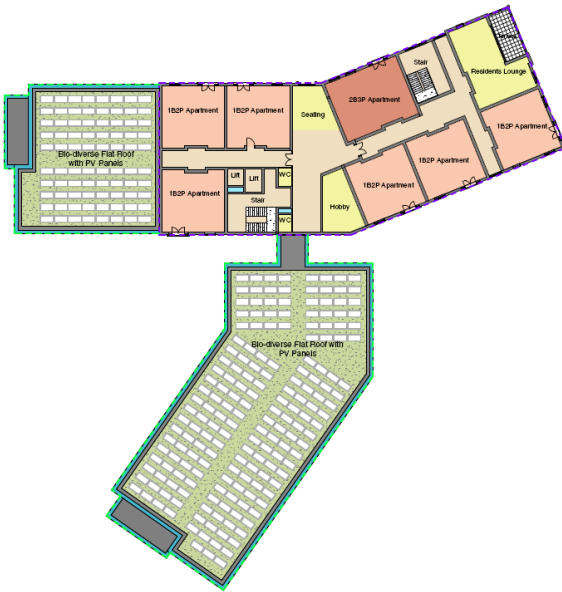
Indicative Ground floor



Indicative First floor



Indicative Second floor



Indicative Third floor

8.2 ACCESSIBILITY

The issue of access for wheelchairs and older people with mobility aids has been considered throughout the preparation of the indicative design.

Design measures that have been incorporated in the development include;

- Level access at all external entrances and exits
- Level access gardens with suitable external finishes
- Internal corridors of sufficient width to allow two wheelchairs to pass at regular intervals
- Flats could be designed to be wheelchair adaptable with low level showers etc
- 2no lifts in a central location has been provided within the apartment block, 1no will be a full 13-person stretcher lift, with the other an 8-person passenger lift.
- The buildings have been designed and will be compliant with Part M4(2) of the Building Regulations.
- All external communal pathways are a minimum of 1500mm wide and have a suitable surface for wheelchairs.
- The car parking provision is appropriate for this form of development and parking is provided in areas adjacent to the associated buildings.
- Accessible parking spaces have been designed to accessible standards and are located close to the main entrance of the building.
- A large integrated mobility scooter store with recharging points has been provided within the apartment building.

8.3 WINDOWS AND DOORS

A key part of the aesthetic is the ratio of openings (doors and windows) to external wall with a range of carefully ordered openings. The number and size of windows has been given consideration within the design to maximise the amount of natural light into the internal spaces and to minimise the need for artificial lighting wherever necessary. The windows will also be designed to provide natural ventilation, limiting the need for mechanical ventilation to the internal spaces (i.e. bathrooms and kitchens) as required by the Building Regulations.

Windows will be grey PVCu or aluminum and are designed to be easily opened by someone in a wheelchair. An aluminium curtain walling system will be used for large areas of glazing to communal areas as indicated on the drawings, and these systems will be finished in grey to match the windows. External doors will also be grey aluminium with glazed in-fill panels.

All doors and windows will be specified to meet the requirement of Part Q of the Building Regulations.

8.4 MATERIALS

The apartments have been designed to use a relatively simple palette of traditional materials which are in keeping with those used locally and within the new Health & Wellbeing Hub. Elevations comprise a mixture of red facing brick, a darker red brick plinth, off white render to projecting bays and copper effect metallic cladding to the third floor and feature areas.

The materials have been chosen to provide a complimentary tone and colour scheme that is intended to create variety and interest to the development, and a consistency of appearance between the Health & Wellbeing Hub and the Extra Care scheme. Whilst the buildings are contemporary in design the materials used for the building have been selected to be contextually relevant

Detailing and forms have deliberately been kept simple with an emphasis placed on attention to detail rather than complicated forms. The detailing will be robust and designed to minimise future maintenance therefore ensuring the development looks as good in 10 years' time as it does when newly built.



Green Copper effect cladding



Red Facing Brick



Dark Red Facing Brick
(Plinth)



Off White Render



Aluminium Curtain Walling



Grey Patio Doors



Grey Windows

Indicative proposed materials

8.5 SECURITY

The development has been designed to meet the requirements of Part Q of the Building Regulations and follows Secured by Design principles.

The design of the scheme and its relationship with the public realm will contribute significantly to the safety and security of the development and can assist crime prevention and minimise the fear of crime. The new building has therefore been arranged so that its entrance is positioned prominently, with windows generally arranged and sized to provide good natural surveillance of all external public and semi-public areas.

Planting will be used to create an obstacle to potential intruders in a number of locations and prevent people accessing ground floor windows.

An external lighting scheme will be developed to provide consistent light levels across external amenity and access routes to avoid sharp contrast shadowed areas. External lights will also be provided to all external doors.

Other principles incorporated in the scheme are as follows;

- Access control to all entrances to the buildings
- The vertical circulation cores are located outside of the main 'communal circulation areas'. This provides an additional level of passive security and sense of 'progressive privacy' within the scheme.
- All flats are provided with Juliette balconies providing an active façade and level of natural visual surveillance to the site boundaries.
- The proposed buildings will present their main elevations towards the street and public areas this creates the sense of safety and security afforded by natural surveillance over the public realm.
- There is clear definition of public, semi-private and private space for dwellings
- External lighting to provide a well-lit safe environment at night and discourage hiding places.
- Communal areas are fully lit.
- Refuse stores are accessed from the roads, not through the buildings.
- Boundaries into the Extra Care parcel will be secure; with formalised entrance points only to reduce the risk of crime to both persons and property.

8.6 SUSTAINABILITY

The scheme could be developed taking a Fabric First Approach to optimise the thermal performance of the building through a very high standard of construction and detailing.

This strategy would lead to a steady but extremely low space heating load for the building.

The building fabric U-Values and air tightness for the dwellings will need to meet the building fabric elements standards of Part L1A:2013 (Criteria 2 – Limits on design flexibility) and will allow the Dwellings' Fabric Energy Efficiency (DFEE) rate to be lower or equal to the Part L1A:2013 Target Fabric Energy Efficiency (TFEE) rate.

All the lighting could be through dedicated energy efficient lighting.

Window areas are designed to be as large as possible without compromising the thermal efficiency of the building envelope. The glazing units could also be specified with a solar transmittance that offers a good

balance between solar control whilst still maintaining a domestic aesthetic appropriate to the setting and use.

The form of the building provides a good balance between floor area and exposed area to ensure the heat demand of the development is minimised.

The internal layout and window design in the apartments could seek to ensure natural ventilation is promoted through the provision of sufficient openable window areas, and secure night time cooling.

Other measures that could be incorporated into the design include;

- Use of photovoltaic panels, MVHR units to apartments, and Air Source Hot Water Pumps will be considered as a part of the renewable Energy Strategy.
- High efficiency Lighting ensured in the long term through choice of fittings.
- High efficiency electrical appliances to all apartments and communal facilities.
- Careful selection of all construction materials, using the 'Green guide to Materials' to achieve low levels of embodied energy and minimum environmental impact.
- Compliance with ISO 14001 by main contractor and as far as possible, by sub-contractors and suppliers.

A passive strategy and energy efficiency measures for the scheme will lead to a building offering a high quality internal and external environment for its users and achieve significant reductions in anticipated energy consumption and CO2 emissions compared to a standard development, through very good passive building design in the first instance and then by the specification of energy saving features within the services design.

The exact strategy would need to be developed as part of the proposals for a Full Plans application.

9.0 SURVEYS, ASSESSMENTS AND REPORTS

In order to ensure that any existing factors on site are properly considered when preparing the design and construction of the proposed building, it is best that the most up to date and relevant information for the existing conditions on site are ascertained as accurately as possible. To this end, the following surveys have been undertaken, the results of which are either summarised or included in full within the application documentation and have informed the proposed design.

- TRANSPORT STATEMENT
Prepared by BWB Consulting.
- FRAMEWORK TRAVEL PLAN
Prepared by BWB
- FLOOD RISK ASSESSMENT
Prepared by Engenuiti.
- DRAINAGE STRATEGY (SuDs/Foul Water)
Prepared by Engenuiti.
- PRELIMINARY ECOLOGICAL APRAISAL
Prepared by Estrada
- BNG ASSESSMENT
Prepared by Estrada
- BUILT HERITAGE ASSESSMENT
Prepared by Marrons
- DESKTOP ARCHAEOLOGICAL ASSESSMENT
Prepared by Allen Archaeology
- SEQUENTIAL / EXCEPTIONS TEST
Prepared by JEH Planning
- ARBORICULTURAL IMPACT ASSESSMENT inc Arboricultural Survey
Prepared by Middlemarch
- GEO-ENVIRONMENTAL SURVEY INCLUDING PHASE 1 GROUND INVESTIGATION SURVEY
Prepared by Applied Geology
- AIR QUALITY ASSESSMENT
Prepared by BWB

10.0 SUMMARY AND CONCLUSION

We have sought to design within the relevant policies to demonstrate how a high-quality Extra Care scheme could be developed as a positive addition to Spalding, which will provide attractive and well-designed contemporary homes specifically for elderly residents.

The indicative proposed scheme provides 62no affordable dwellings with a mix of typologies available to appeal to a wide spread of potential residents in the local community.

The design of the development seeks to create a modern, relaxed, spacious and welcoming addition to the housing stock within the town using a mix of local materials and spatial planning to integrate the proposals into the existing fabric of the town and the surrounding new development.

It is our view that the scheme successfully creates an environment that has its own unique sense of place, but also feels familiar to its surrounds and the new Health & Wellbeing Hub.

The development will also promote the feeling of a community that integrates residents of the apartments with the wider public using the leisure facilities through the creation of new high-quality external spaces that address the new pedestrian links through the site.

A full range of surveys and reports have been undertaken to ensure that the context of the site is fully understood and that the design can respond to the locality without any adverse impact on the surrounding environment.

The proposals have been developed and shaped through the Pre-Application consultation process with the Local Authority, and their Consultees, to ensure that the scheme is of the highest quality and responds positively to the surrounding area and constraints.

The proposal incorporates appropriate provision for access and parking, as well as a considered landscape design, which enhances the relationship between that and the public realm.

The redevelopment of this site will provide a key Spoke in the creation of a Hub for Health, Fitness and Wellbeing in South Holland that will be complimentary with the existing facilities within the town of Spalding.



